

REQUEST FOR PROPOSALS (BIDS)

DISPOSITION OF TOWN-OWNED LAND

AUGUST 2016

**TOWN OF WILMINGTON
121 Glen Road
Wilmington, MA 01887**

TOWN OF WILMINGTON

REQUEST FOR PROPOSALS (BIDS)

DISPOSITION OF TOWN-OWNED LAND

The Town of Wilmington requests proposals for disposition of a specific parcel of Town-owned land which was declared surplus and authorized for disposition by the 2016 Annual Town Meeting. The property description, evaluation criteria, submission requirements and contract terms and conditions are described below.

Sealed proposals will be received until 10:00 a.m. on August 29, 2016, at the Office of the Town Manager, Town Hall, 121 Glen Road, Wilmington, MA 01887 at which time they will be opened and read aloud. Each proposal (bid) shall be submitted in a sealed proposal envelope marked "Proposal for Purchase of Town-owned Land, Assessor's Map 36, Parcel 94".

It is the responsibility of the buyer to determine the suitability of the site for the desired use. The Town makes no claims as to whether the site is buildable, or as to the marketability of the Town's title.

I. PROPERTY DESCRIPTIONS

The parcel of Town-owned land is described as follows:

| Map/Parcel | Street | Fair Market Value |
|-------------------|---------------|--------------------------|
| 36/94 | Fifth Street | \$4,500 |

See Appendix A for the location map of the parcel identified above.

II. EVALUATION CRITERIA

- A. All proposals must meet the following minimum criteria:
1. All submission requirements are met (see Section III).
 2. The minimum acceptable sales price for each parcel is the fair market value as determined by the Board of Assessors. See above property description.
 3. All taxes for property owned in Wilmington by the bidder, or related entities, must be current.
 4. No conditional bids will be accepted unless specifically authorized in Section IV of this RFP.
- B. The comparative criterion for selection of the bidder is price. The disposition will be made to the bidder who meets the minimum criteria and offers the highest price.

III. SUBMISSION REQUIREMENTS

1. Bid to be submitted on attached bid form (See Appendix B). Note: If an individual is submitting bids on two or more parcels, a separate bid form must be used for each parcel.
2. A completed M.G.L. Ch. 7, Sec. 40J Statement of Beneficial Interest (attached as Appendix C) must be submitted.

IV. CONTRACT TERMS AND CONDITIONS

Upon selection of the highest, responsive bidder by the Town Manager a Purchase and Sales Agreement will be executed.

The selected bidder must be able to secure financing and close on the property within 60 days, unless a time extension is granted by the Town. Payment must be by cash, certified or bank check payable to the Town of Wilmington.

The Town is conveying all its right, title and interest in the parcel. The parcel will be conveyed subject to easements and restrictions of record insofar as the same are in force and applicable.

The Town reserves the right to reject any and all proposals.

APPENDICES

APPENDIX A

Map of Parcel

APPENDIX B

Bid Form

APPENDIX C

Statement of Beneficial Interest

APPENDIX A

0.21 AC. 82

0.03 AC. 83

0.03 AC. 94

0.35 AC. 39

0.11 AC. 97

0.37 AC. 102

FIFTH AVE. (P)

RENO AVE. (P)

INDIAN RD. (P)

50' +/-

80.00'

35' +/-

75'

80.00'

51.15'

74.53'

50.00'

80.00'

25'

125.00'

150.00'

200.00'

43

39

30

T

APPENDIX B

BID FORM

**TOWN OF WILMINGTON
REQUEST FOR PROPOSALS
DISPOSITION OF TOWN-OWNED LAND**

Proposal of _____
(Name)

(Address)

(Telephone)

I/We propose to purchase the parcel identified as Map 36, Parcel 94 for the price of
\$ _____, in accordance with the Request for Proposals
dated August 2016.

Signature of Bidder(s): _____

Signature of Bidder(s): _____

Date: _____

Witnessed: _____

APPENDIX C

**DISCLOSURE STATEMENT
ACQUISITION OR DISPOSITION OF REAL PROPERTY**

For acquisition or disposition of Real Property by Town of Wilmington the undersigned does hereby state, for the purposes of disclosure pursuant to Massachusetts General Laws, Chapter 7, section 40J, of a transaction relating to real property as follows:

- (1) REAL PROPERTY DESCRIPTION: Map 36, Parcel 94, Wilmington, Massachusetts
- (2) TYPE OF TRANSACTION: Sale
- (3) SELLER: Town of Wilmington
- (4) BUYER
- (5) Names and addresses of all persons who have or will have a direct or indirect beneficial interest in the real property described above:
- | <u>NAME</u> | <u>RESIDENCE</u> |
|-------------|------------------|
|-------------|------------------|
- (6) None of the above mentioned persons is an employee of the Division of Capital Asset Management or an official elected to public office in the Commonwealth except as listed below.
- (7) This section must be signed by the individual(s) or organization(s) entering into this real property transaction with the public agency named above. If this form is signed on behalf of a corporation or other legal entity, it must be signed by a duly authorized officer of that corporation or legal entity. The undersigned acknowledges that any changes or additions to items 3 and or 4 of this form during the term of any lease or rental will require filing a new disclosure with the Division of Capital Asset Management and Maintenance within thirty (30) days following the change or addition.

The undersigned swears under the pains and penalties of perjury that this form is complete and accurate in all respects.

Signature: _____

Printed Name: _____

Signature: _____

Printed Name: _____

Date: _____